

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name JOHN P. O. GRABER HOUSE

other names/site number 155-2660-0941

2. Location

street & number 208 EAST 6TH STREET ☐ not for publication

city or town HUTCHINSON ☐ vicinity

state KANSAS code KS county RENO code 155 zip code 67501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☒ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Damon Powers
Signature of certifying official/Title

DECEMBER 7, 1993
Date

STATE HISTORIC PRESERVATION OFFICER
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Name of Property

County and State

5. Classification**Ownership of Property**
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing

Noncontributing

2

buildings

sites

structures

objects

2

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary

structure

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, secondary

structure

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Prairie School,

American Foursquare

Materials

(Enter categories from instructions)

foundation Stone: limestone

walls Wood: weatherboard, shingle

roof Other: composition

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

Cou and State

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1910- 1943

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

JOHN P. O. GRABER

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Name of Property

County and State

10. Geographical DataAcreage of Property LESS THAN 1 ACRE**UTM References**

(Place additional UTM references on a continuation sheet.)

1	4	5	9	4	1	0	0	4	2	1	5	1	9	0
Zone				Easting				Northing						
2														

3														
Zone				Easting				Northing						
4														

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title MARTHA HAGEDORN-KRASS, ARCHITECTURAL HISTORIAN

organization KANSAS STATE HISTORICAL SOCIETY date DECEMBER 2, 1993

street & number 120 W. 10th telephone 913-296-5264

city or town TOPEKA state KANSAS zip code 66612

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name MR. AND MRS. JOHN B. TARR

street & number 208 EAST 6TH STREET telephone _____

city or town HUTCHINSON state KANSAS zip code 67501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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The John P. O. Graber House (c. 1910) is located at 208 East 6th Street in Hutchinson, Reno County, Kansas (pop. 39,308). The two-and-a-half story, frame, American Foursquare is covered with a red asphalt shingled, flared, ridge hipped roof of moderate pitch, and sits on a rusticated, formed concrete block foundation. Flared, ridge hipped roof dormers of moderate pitch centrally pierce the front and side elevation roof slopes. Large brackets underscore all roof eaves. A one-story, flared, hipped roof porch of moderate pitch graces the facade. The front entrance is off-center and is a conspicuous focal point of the facade. The house maintains a southern facade orientation, and measures 30 feet by 30 feet. The house sits on a double lot in the Conklin residential area. A rusticated limestone block retaining wall with a smooth limestone block capping defines the property's front lot line.

Narrow lap siding covers the body of the house. A molded wood belt course runs below the first floor windows. Fish scale wood shingles are found below the belt course belling over the foundation in the main structure. Narrow board siding is found below the belt course on the inset rear portion. The eaves consist of a boxed cornice with a two foot overhang. One centrally located interior chimney pierces the roof line. Fenestration on the building is primarily 1/1 double hung in wooden frames and surrounds.

The first level of the southern facade is comprised of an off center, beveled glass door, a narrow, rectangular, multi-light, leaded glass window, and a wide single light window surmounted by a leaded glass, multi-light, fixed transom. The porch which spans the facade rests on rusticated, formed concrete block pillars, basket weave cast concrete pieces stand between the pillars. Classically styled wooden pillars support the flared roof. Wooden, fishscale shingles cover the sides of the porch, vents and scuppers pierce the walls. Red brick steps flanked by buff brick abutments provide an off-center approach to the porch. A wooden floor covers the porch. The second level of the southern facade consists of two symmetrically placed, 1/1 windows divided by a centrally located small, multi-light, stationary window.

A two-story, three-sided bay window projects from the center of the eastern elevation. One-over-one windows fenestrate the bay and the wall space on either side. Asymmetrically placed 1/1 windows fenestrate the western elevation. A wooden frame porch provides entry at the rear of the building, the porch stands on a rusticated concrete block foundation. One-over-one double hung windows fenestrate the northern elevation, or rear elevation, of the building. Paired 1/1 double hung windows fenestrate the roof dormers, with the exception of the rear dormer, which contains a vent.

The interior plan of the Graber House follows a narrow, asymmetrical design on the first level and a central hall design on the second level. The attic level has been finished as one space. Craftsman inspired oak woodwork is found throughout the house in the staircase, baseboards, semi-partitions, sliding doors, window frames and doors. Some fixtures and furniture dating from the c. 1910 period remain extant. A first level bathroom and second level closet have been

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installed in an elevator shaft. The maid's room, kitchen and pantry were combined in a 1950s remodeling of the house. The upstairs bath has been remodeled and one bedroom wall has been removed to double the size of the master bedroom.

The property contains a two-story garage (c. 1929) at its rear. This is a frame structure covered with a jerkin headed, gable roof. This structure was used as apartments as early as 1929, in 1942 the structure contained four apartments. This structure replaced or expanded the original 1 1/2 story garage (c. 1910). During the 1940s, some homes and garages in the 200 block of 6th Avenue E. accommodated apartments.

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The John P. O. Graber House (c. 1910) is being nominated to the National Register of Historic Places under criteria B and C for its historical association with Hutchinson, Kansas businessman John P. O. Graber, and for its architectural significance as an example of the American Foursquare style.

John P. O. Graber (1873- 1954) founded Graber Furniture Company in 1913, a family-run, Hutchinson business that closed in 1985. His contributions to the community are perhaps most frequently associated with the Graber Furniture Company, however Graber also held large amounts of real estate in Hutchinson that he developed during the first thirty years of the twentieth century. Graber constructed the residence at 208 6th Avenue E. in 1910 and resided there with his family until his death in 1954.

Graber immigrated with his parents from Germany to Freeman, South Dakota in 1874. In 1890 Graber moved to Reno County, where he worked on a farm in the summer and attended school during the winter. He entered Central Normal College at Great Bend in 1893, later taking a German-English course at Bethel College in Newton. He taught both German and English for a number of years.

In 1897 Graber established an implement, hardware, and grain business in Pretty Prairie in partnership with Senator F. C. Field, and concurrently began investing in Reno County farmland. Graber married Anna Stuckey of Moundridge in 1898. In 1903 Graber sold his share in the Pretty Prairie implement, hardware, and grain business, and moved to Hutchinson to sell insurance and real estate.

The 1904-1906 city directories show the Graber family living at 103 5th Avenue E., Graber's profession is listed as an insurance agent or solicitor during these years. In 1906 he was working for the Mutual Life Insurance Co. The Grabers had moved to 109 5th Avenue E. by 1907 and retained that address until the residence at 208 6th Avenue E. was completed. Graber purchased the lot at 208 6th Avenue E. from Thomas Anderson in November, 1907.

During the late months of 1908 and early months of 1909 Graber was located in North Dakota. He worked as a traveling agent for an insurance company. Graber wrote the Hutchinson News a letter that ran in the 14 January 1909 edition of the newspaper, saying that he wanted to return to Hutchinson soon, and to continue sending the newspaper to North Dakota. Graber returned to Hutchinson in 1909, and in 1910 moved into his new residence at 208 6th Avenue E. The newly platted Miller and Smith Addition that contained the 200 block of 6th Avenue E. was almost fully developed five years later.

Hutchinson and Reno County experienced a real estate boom in 1909 and 1910 that provided Graber with the financial backing to win a term in the State Legislature and purchase the furniture company that became Graber Furniture Company.

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Probably at no time in the history of Hutchinson and Reno county have there been so many sales of real estate as is the case at this time....Town lots are being sold to people who mean to build on them this summer....It will be a busy year for builders and carpenters can have about all the work they can do in the coming season....It is the same all over the country as it is in Hutchinson. Farms are being sold and new settlers are coming in....Hutchinson will build more homes in the next twelve months than she has built in the last twelve, and that means a good many. (Hutchinson News, 14 January 1909, p. 7)

Graber was elected to the Kansas House of Representatives on the democratic ticket in 1912, serving for one term. Graber introduced the legislation in the house which secured the State Fair for Hutchinson. The bill stated that if the State Board of Agriculture would become the controlling entity for the fair, and that if the fair were funded by the state, Reno County would give the land to the state to be used as the state fairgrounds in perpetuity. The passage of this bill ended the twenty year battle for the fair waged between Topeka and Hutchinson.

In 1913 Graber purchased the stock of O. G. Shannon's Furniture Store in Hutchinson, establishing the Graber Furniture Company. The business was located at 101- 103 S. Main Street. The 1915 Hutchinson city directory lists Graber as the proprietor of the Graber Furniture Company, a business which sold new and second hand furniture, carpets, rugs, linoleums, stoves and ranges. The business advertised that:

We Grow through Service. Our aim: To offer a line of furniture within reach of everybody- well made, of good design, best material and finish and right prices.
(R. L. Polk and Co., 1915)

By 1923 Graber was one of eleven furniture dealers in Hutchinson, most of whom had stores along S. Main Street near the Graber Furniture Company. By 1933 the Graber Furniture Company had become a family operation with Graber serving as President, his eldest son Willard J. Graber serving as Vice-President, and his younger son Herbert C. Graber serving as Secretary. Graber Furniture Company had moved to 28- 30 W. 1st Avenue by this time and carried better home furnishings, Frigidaire, radios, rugs, linoleum, ranges. Ten other furniture dealers were doing business in Hutchinson in 1933.

Graber retired from the company in the late 1940s, Willard Graber became the company president and Herbert Graber became the company Secretary-Treasurer. Graber Furniture Company continued as a family operated business and remained at its W. 1st location until its closure in 1985.

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As the furniture business prospered, Graber continued his real estate investments. He is described as "one of heaviest realty holders in Hutchinson" and "one of the most prominent builders of dwelling houses and apartments in the city, where he is likewise the holder of much valuable real estate" in a 1928 biography. (Connelley, 1928, p. 2483)

The Graber House is an example of the American Foursquare type. The house has a simple square plan, a moderate-pitched hipped roof, and symmetrical facade. A one-story, hipped roof porch graces the facade. The front entrance is off-center and is a conspicuous focal point of the facade.

The American Foursquare is the earliest Prairie style form and developed into the most common vernacular version. In vernacular examples, such as the Graber House, hipped dormers are common, as are full-width, single-story front porches and double hung sash windows. Many American Foursquares show Mission or Italian Renaissance secondary details, such as tiled roofs or the cornice-line brackets displayed in the Graber House.

The property contains a two-story garage (c. 1929) at its rear. This structure was used as apartments as early as 1929, in 1942 the structure contained four apartments. This structure replaced or expanded the original 1 1/2 story garage (c. 1910). During the 1940s, some homes and garages in the 200 block of 6th Avenue E. accommodated apartments.

The Graber House passed out of the family in 1961. In 1971, Mr. and Mrs. John Tarr purchased the property as their family residence, and continue to reside there.

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Connelley, William E. History of Kansas: State and People, Kansas at the First Quarter Post of the Twentieth Century. (Chicago: American Historical Society, 1928).

Hutchinson News; 14 January 1909, 2 June 1954, 11 February 1969, 31 August 1969, 14 October 1973.

Laird, Linda. (John P. O. Graber House National Register nomination draft, 1991).

R. L. Polk and Company Directories- Hutchinson, Kansas. (St. Paul, 1904, 1906, 1907, 1909, 1910, 1912, 1913, 1915, 1923, 1933, 1947).

Sanborn Fire Insurance Maps- Hutchinson, Kansas. (1915, 1929, 1942).

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VERBAL BOUNDARY DESCRIPTION

The nominated property stands on the E 7', L. 10, all of L. 11 Blk. 1, Miller and Smith's Addition. The property is bounded to the south by East 6th Street, and to the east, west and north by adjacent property lines.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the property.